

MINUTES
SANDY CITY COUNCIL MEETING

Sandy City Hall - Council Chamber Room #211
10000 Centennial Parkway
Sandy, Utah 84070

January 8, 2008

Meeting was commenced at 7:03 p.m.

PRESENT:

Council Members: Chairman Chris McCandless, Vice Chairman Scott Cowdell, Bryant Anderson, Steve Fairbanks, Linda Martinez Saville, Stephen Smith, and Dennis Tenney

Mayor: Tom Dolan

Others in Attendance: CAO Byron Jorgenson; City Attorney Walter Miller; Community Development Director Mike Coulam; Senior Planner Brian McCuiston; Police Chief Stephen Chapman; Parks & Recreation Director Nancy Shay; Administrative Services Director Art Hunter; Assistant CAO Scott Bond; Assistant to the CAO Korbin Lee; Council Office Director Phil Glenn; Council Office Manager Pam Lehman.

1. OPENING REMARKS/PRAYER/PLEDGE:

The Prayer was offered by **Boy Scout Adam Martinez of Troop #136**, and the Pledge was led by **McKay Nicoll**, also of **Troop #136**.

2. CITIZEN(S) COMMENTS:

a. Gary Ricci, 9461 Tramway Drive, criticized the Mayor and City Council for his perceived views on the City's failure to resolve his problems associated with the Little Cottonwood Center at 9400 South 2000 East.

b. David Youngberg, 2107 Falcon Way, asked why Sandy City did not participate in UTOPIA. He would like the City to find ways to provide leading edge technology for the residents.

Wayne Carlson, 2071 Falcon Way, stated his support for UTOPIA, and that there were many citizens who are interested in knowing why Sandy does not offer UTOPIA to their residents.

Doug Beatty, 8846 Renegade Road, owns a computer consulting business in the City, and has found that internet service has dramatically improved in the City over the last 4-5 years. However, residents continue to pay high fees for these services. He also would like to know what UTOPIA has to offer, and if it has the capability to deliver information more quickly, and help Sandy progress in the telecommunication arena.

City Attorney Wally Miller stated that he would be willing to talk with Mr. Youngberg, Mr. Carlson and Mr. Beatty regarding their request.

Acting Chairman Scott Cowdell closed Citizen Comments.

PUBLIC HEARING(S):

3. Residential Parking Space, Minimum Garage Size

Public Hearing to consider the following: The Sandy City Community Development Department has filed a request with the Sandy City Council to consider amending Section 15-06-05 (B)(2)—Residential Parking Space, and to create a minimum

standard for residential parking space requirements, specifically garage size.

Discussion: Senior Planner Brian McCustion reported that The Sandy City Community Development Department has filed a request with the Sandy City Council via the Planning Commission to consider an amendment to Section 15-06-05(B)(2), Parking Space Size, and to create a minimum standard for residential parking space dimensions, specifically the garage size.

Staff presented this code amendment to the Planning Commission in 2003 and City Council in 2004 (with different size requirements). Planning staff held a meeting with a number of different home builders to get their opinion on regulating garage sizes. The general feeling from the home builders was to let the market decide how big the garage should be. After a public hearing on this issue, the Planning Commission forwarded a negative recommendation to the City Council and the City Council denied the code amendment (see attached previous report and Planning Commission and City Council minutes).

PROPOSAL

It is proposed to amend Section 15-06-05(B)(2), Parking Space Size, and to create a standard for dimensions of residential garages. The amendment will also reorganize this small section to improve readability and insert a graphic element showing the ordinance requirement. Presently, there are no standards for garage dimensions. The International Building Code only requires that the garages be constructed to certain structural standards (fire walls, etc), but do not list minimum dimensions. After reviewing City Building Permit files for homes issued during the last 6 months, and understanding that the Planning Commission, City Council, and home builders did not like the 22'x22' dimensions that were suggested last time, staff is proposing that the following minimum dimensions be adopted for residential parking garages, whether it be in single family detached or multi-family unit projects:

<u>Type of Garage</u>	<u>Minimum Width</u>	<u>Minimum Depth</u>	<u>Minimum Square Footage</u>
Single	<u>12 ft</u>	<u>20 ft</u>	<u>240 sq ft</u>
Double	<u>20 ft</u>	<u>20 ft</u>	<u>400 sq ft</u>
Triple	<u>30 ft</u>	<u>20 ft</u>	<u>600 sq ft</u>

Under the proposal, existing homes would not be required to construct a larger garage should they do other remodeling work on the home (present ordinance requires that a nonconforming structure be brought up to code or receive a special exception by the Board of Adjustment to be relieved of the code requirements).

ZONING HISTORY

The City's Zoning Ordinance has required that new homes constructed in the R-1-8 or larger zones to have a minimum 2 car garage. However, the ordinances have not specified what the property dimensions of an interior parking space should be. It has been left to the home building industry to interpret and construct.

Within the last 10 years or so, the typical two-car garage has been constant at twenty [20'] wide

January 8, 2008

City Council Meeting Minutes

by twenty [20'] deep. For the most part, a typical family sedan could fit within that space. However, since approximately 1998 to the present, larger sized vehicles have increased their market share across the United States and within Utah. Typical vehicles includes the larger Sport Utility Vehicle (SUV), Pick-Up trucks with larger cabs and extended beds, and the gradual increase in length and width of mini-vans.

There are some home builders that are building garages larger than the 20'x20' in order to accomodate the larger vehicles. Staff is comfortable recommending the above dimensions as a minimum in order to make sure home owners can park an average sized car within the garage.

NON-CONFORMING USES

The proposed code amendment will not affect the majority of homes within Sandy City. Most homes have been constructed with the dimensions of 20'x20' for a two-car garage.

LAND DEVELOPMENT CODE PURPOSE COMPLIANCE

The Sandy City Land Development Code in §15-01-03 lists the nine criteria explaining the intent and purpose of the Ordinance. The purpose and criteria are:

15-01-03 Purpose

This Code shall establish Zone Districts within Sandy City. It shall provide regulations within said districts with respect to the use, location, height of buildings and structures, the use of land, the size of lots, yards and other open spaces, and the density of population. This Code shall provide methods of administration and enforcement and provide penalties for the violation thereof. It shall establish boards and commissions and define their powers and duties. It shall also provide for planned development within Sandy City. Specifically, this Code is established to promote the following purposes:

General

1. To enhance the economic well-being of Sandy City and its inhabitants;
2. To stabilize property values;
3. To facilitate adequate provision for transportation, water, sewage, schools, parks and other public requirements;
4. To facilitate the orderly growth and development of Sandy City;

Implementation of General Plan

5. To coordinate and ensure the execution of the City's General Plan through effective implementation of development review requirements, adequate facility and services review and other goals, policies or programs contained in the General Plan.

Comprehensive, Consistent and Equitable Regulations

6. To establish a system of fair, comprehensive, consistent and equitable regulations, standards and procedures for review and approval of all proposed land development within the City.

Efficiently and Effectively Managed Procedures

7. To promote fair procedures that are efficient and effective in terms of time

January 8, 2008

City Council Meeting Minutes

- and expense;
- 8. To be effective and responsive in terms of the allocation of authority and delegation of powers and duties among ministerial, appointed and elected officials; and
- 9. To foster a positive customer service attitude and to respect the rights of all applicants and affected citizens.

The proposed adoption of a minimum garage size standard will improve the safety and welfare of all new constructed residences by providing a location to park their vehicles.

GENERAL PLAN COMPLIANCE

The General Plan encourages a variety of home styles and sizes to meet the changing demographics of Sandy City. It also encourages that proper parking be provided for vehicles so that they can be kept off the street and out of view to improve the appearance of our neighborhoods.

By increasing the minimum garage size for new construction, it would provide a means by which to decrease the visual clutter of larger vehicles being stored within driveway areas.

OTHER

Last time this code amendment was presented, there was a lot of concern about making the minimum size of a two car garage 22'x22'. The main concerns included special engineering to construct trusses larger than the standard 20'x20', the increased cost of the home without increasing the appraised value of the home, and the overall feeling that the market should decide the size of the garage. Since most homes in new developments are already building a two car garage that is at least 20'x20 staff believes that this code amendment should not have a negative impact on any new development.

Recommendation

Staff and the Planning Commission recommends and forwards a positive recommendation to the City Council to adopt the proposed ordinance amendment as shown in Exhibit "A", attached, for the following reasons:

1. The proposed ordinance is consistent with the Purpose of the Land Development Code.
2. The proposed ordinance is consistent with the Goals and Policies of the General Plan.

Exhibit "A"

15-06-05 Off-Street Parking Standards

B. General Provisions

1. General. There shall be provided at the time of erection of any main building or at the time any main building is enlarged or increased in capacity, minimum off-street parking space with adequate provision for ingress and egress by standard-sized vehicles in accordance with the requirements herein. EXCEPTION: For those homes

January 8, 2008

City Council Meeting Minutes

existing or constructed prior to February 1, 2008, shall be exempt from the requirement to enlarge their attached garage to meet the present standard.

1. Parking Space Size. All parking spaces shall be 9 feet wide by 20 feet long, including those spaces located within a parking structure, as designated on diagram in Chapter 15-18-5(b)(7).

a. The only exception to this standard shall be:

1. Where cars overhang landscape areas which are at least 15 feet wide along street frontages and at least 5 feet wide along side or rear property lines.
2. Where cars overhang an overly large sidewalk area adjacent to a building which is at least 6 feet wide.

In the two cases above, only the parking space depth can be decreased to 18 feet.

b. The minimum garage size for residential development shall be as follows:

<u>Type of Garage</u>	<u>Minimum Width</u>	<u>Minimum Depth</u>	<u>Minimum Square Footage</u>
Single	<u>12 ft</u>	<u>20 ft</u>	<u>240 sq ft</u>
Double	<u>20 ft</u>	<u>20 ft</u>	<u>400 sq ft</u>
Triple	<u>30 ft</u>	<u>20 ft</u>	<u>600 sq ft</u>

Acting Chairman Scott Cowdell opened the public hearing. As there were no comments, the hearing was closed.

Motion: Dennis Tenney made the motion to have documents brought back adopting the request filed by the Sandy City Planning Department with the Sandy City Council to amend Section 15-06-05 (B)(2)—Residential Parking Space, and to create a minimum standard for residential parking space requirements, specifically garage size as recommended by Staff and the Planning Commission.

Second: Bryant Anderson

Vote: Tenney- Yes, Anderson – Yes, Smith – Yes, Fairbanks- Yes, McCandless - Absent, Saville- Yes, Cowdell- Yes

Motion Approved: 6 in favor – 1 absent

4. Open the Sandy City Budget

Public Hearing to revise the Fee Schedule and Compensation Plan and open the Sandy City Budget to increase the total appropriations in the Capital Projects Funds, Special Revenue Funds, Debt Service Funds, and Redevelopment Agency Funds for the Fiscal Year 2007-2008.

Discussion: Administrative Services Director Art Hunter stated that the public hearing opening the Sandy City Budget was to make a few midyear budget adjustments. Mr. Hunter briefly reviewed each of the resolutions explaining why the budget adjustments were being made. [Ref: Agenda Items #7- 14]

Acting Chairman Scott Cowdell opened then closed the Public Hearing as there were no comments.

Steve Smith asked if the money appropriated for the Storm Water Funds had already changed hands.

Art Hunter reported that the funds are in a bank account ready to be spent.

Bryant Anderson jokingly commented that these were quite a few New Year's resolutions

Motion: Reference Agenda Items #7-14]

COUNCIL ITEMS(S):

5. **Interlocal Agreement: SLCounty/Sandy City cost Sharing Wasatch Trail Phase III Project Resolution #08-1 C** – authorizing the execution of an Interlocal Cooperation Agreement between Salt Lake County and Sandy City for Contribution of funds for a bike lane on Wasatch Boulevard in Sandy.

Motion: **Bryant Anderson** made the motion to adopt **Resolution #08-01 C**, authorizing the execution of an Interlocal Cooperation Agreement between Salt Lake County and Sandy City for contribution of funds for a bike lane on Wasatch Boulevard in Sandy.

Second: **Linda Martinez Saville**

Vote: **Anderson – Yes, Saville- Yes, Smith – Yes, Fairbanks- Yes, McCandless- Absent, Tenney- Yes, Cowdell - Yes**

Motion Approved: 6 in favor -1 absent

6. **Qwest Franchise Ordinance**
Ordinance# 08-01 – authorizing a Cable Television Franchise Agreement between Sandy City Corporation and Qwest Broadband Services, Inc.; also providing a savings clause and an effective date for the Ordinance.

Motion: **Steve Smith** made the motion to postpone consideration of **Ordinance#08-01**, the Qwest Franchise Ordinance for seven days or until the issues requiring the postponement are resolved.

Second: **Dennis Tenney**

Vote: **Smith – Yes, Tenney –Yes, Fairbanks –Yes, Anderson- Yes, McCandless- Yes , Saville- Yes, Cowdell- Yes**

Motion Approved: 6 in favor – 1 absent

7. **Finance Resolution**
Resolution #08-02C – increasing the total appropriations within the General Fund.

Motion: **Dennis Tenney** made the motion to adopt **Resolution #08-02 C**, increasing the total appropriations within the General Fund.

Second: **Linda Martinez Saville**

Vote: **Tenney- Yes, Saville- Yes, Smith – Yes, Anderson- Yes, Fairbanks- Yes, McCandless- Absent, Cowdell- Yes**

Motion Approved: 6 in favor – 1 absent

January 8, 2008

City Council Meeting Minutes

8. Finance Resolution

Resolution #08-03C – increasing total appropriations within the Amphitheater Fund.

Motion: Steve Fairbanks made the motion to adopt **Resolution #08-03 C**, increasing total appropriations within the Amphitheater Fund.

Second: Steve Smith

Vote: Fairbanks- Yes, Smith – Yes, Anderson- Yes, McCandless- Absent, Saville- Yes, Tenney- Yes, Cowdell - Yes

Motion Approved: 6 in favor- 1 absent

9. Finance Resolution

Resolution #08-04C – increasing total appropriations within the Storm Water Funds.

Motion: Dennis Tenney made the motion to adopt **Resolution #08-04 C**, increasing total appropriations within the Storm Water Fund.

Second: Steve Smith

Vote: Tenney- Yes, Smith – Yes, Fairbanks- Yes, Anderson- Yes, McCandless- Absent, Saville- Yes, Cowdell - Yes

Motion Approved: 6 in favor- 1 absent

10. Finance Resolution

Resolution #08-05C – increasing appropriations within the Debt Service Funds.

Motion: Linda Martinez Saville made the motion to adopt **Resolution #08-05 C**, increasing appropriations within the Debt Service Funds.

Second: Dennis Tenney

Vote: Saville- Yes, Tenney – Yes, Fairbanks- Yes, Anderson – Yes, Smith – Yes, McCandless - Absent, Cowdell – Yes

Motion Approved: 6 in favor – 1 absent

11. Finance Resolution

Resolution #08-06C – increasing total appropriations within the Capital Projects Funds.

Motion: Steve Fairbanks made the motion to adopt **Resolution #08-06 C**, increasing total appropriations within the Capital Projects Funds.

Second: Dennis Tenney

Vote: Fairbanks- Yes, Tenney – Yes, Smith – Yes, Anderson- Yes, McCandless - Absent, Saville- Yes, Cowdell - Yes

Motion Approved: 6 in favor – 1 absent

12. Finance Resolution

Resolution #08-07C – increasing total appropriations within the Proprietary Funds.

Motion: Bryant Anderson made the motion to adopt **Resolution #08-07 C**, increasing total appropriations within the Proprietary Funds.

Second: Dennis Tenney

Vote: Anderson – Yes, Tenney – Yes, Saville- Yes, Fairbanks – Yes, McCandless- Absent- Smith – Yes, Cowdell- Yes

Motion Approved: 6 in favor – 1 absent

January 8, 2008

City Council Meeting Minutes

13. Finance Resolution

Resolution #08-08C – amending the Staffing & Compensation Plan for Fiscal Year 2007-08.

Motion: Dennis Tenney made the motion to adopt **Resolution #08-08 C**, amending the Staffing and Compensation Plan for Fiscal Year 2007-08.

Second: Linda Martinez Saville

Vote: Tenney – Yes, Saville- Yes, Smith – Yes, Anderson- Yes, Fairbanks- Yes, McCandless- Absent, Cowdell - Yes

Motion Approved: 6 in favor – 1 absent

14. Finance Resolution

Resolution #08-09C – amending the Sandy City Fee Schedule for Fiscal Year 2007-08.

Discussion

Motion: Dennis Tenney made the motion to adopt **Resolution #08-09 C**, amending the Sandy City Fee Schedule for Fiscal Year 2007-08.

Second: Bryant Anderson

Vote: Tenney- Yes, Anderson – Yes, Fairbanks- Yes, Smith – Yes, Saville- Yes, McCandless- Absent, Cowdell - Yes

Motion Approved: 6 in favor – 1 absent

15. Stand Up America Program [Sandy Exchange Club]

Resolution recognizing the National Exchange Club Stand up America Day on Friday, January 11th, 2008 at 12:00 Noon. **[Ref: Exhibit "A"]**

Motion: Steve Fairbanks made the motion to adopt the Resolution to recognize the National Exchange Club Stand Up America Day to recite the Pledge of Allegiance on Friday, January 11, 2008 at 12:00 noon.

Second: Dennis Tenney

Vote: Fairbanks- Yes, Tenney – Yes, Smith – Yes, Saville- Yes, Anderson- Yes, McCandless- Absent, Cowdell – Yes

Motion Approved: 6 in favor – 1 absent

7:43 p.m.

*Adjourn City Council meeting and convene to:

REDEVELOPMENT AGENCY MEETING

(SEE SEPARATE AGENDA)

7:45 p.m.

*Adjourn RDA meeting and reconvene into City Council Meeting

MINUTES

15. Approving the **December 4, 2007** City Council Meeting Minutes.

Motion: Dennis Tenney made the motion to approve the December 4, 2007, City Council Meeting Minutes as written.

Second: Steve Smith

January 8, 2008

City Council Meeting Minutes

Vote: The Council responded verbally in the affirmative to the motion.
Motion Approved: All in Favor

16. **MAYOR'S REPORT**

a. Held in Planning Meeting

17. **CAO'S REPORT**

a. Held in Planning Meeting

18. **COUNCIL OFFICE DIRECTOR'S REPORT**

a. Held in Planning Meeting

19. **OTHER COUNCIL BUSINESS**

a. **Linda Saville** reported that she placed a call to Rick Smith to look into safety factors associated with the sidewalk near the Ski Connect where people cross over to access Wal-Mart and Lowes. Her concern is for the safety of the residents and if anything can be done to address the problem.

b. **Linda Saville** expressed appreciation to all who helped with the Oath of Office. She stated that it was truly an honor to be in attendance.

c. **Linda Saville** stated that she had such a fun time with the Administration on their recent trip to Phoenix. She felt that the trip was very beneficial to see how other facilities operate and to be able to learn from them to make certain that the same mistakes are not repeated.

d. **Dennis Tenney** reported that he went to see the San Tan Village with his family while in Phoenix.

Mr. Tenney reported that this was an extraordinary concept for a walkable village with a certain vibrancy and synergy surrounding the development. He presented copies of the development plans for the Planning Department to view as a possible consideration for a walkable community concept for our City.

e. **Bryant Anderson** asked that the Administration compile a list of accomplishments [viz; problem/ resolution] that have taken place at the Little Cottonwood Center; for example the gate that was installed and the discontinued use of outside speakers. He felt that everyone should be made aware of what the City has accomplished to resolve the neighborhood concerns,

At approximately **7:53 p.m.**, **Steve Fairbanks** made a motion to adjourn Council Meeting, motion seconded by **Dennis Tenney**.

The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

Councilman Scott Cowdell
Acting Council Chairman

Pam Lehman
Council Office Manager

